



**DavidJames**  
the estate agent

**56 Hounds Gate, Nottingham, NG1 6BH**

**£670 Per Calendar Month**

# About This Property

This furnished studio flat, overlooking Nottingham Castle, offers a fantastic opportunity for professionals seeking convenient and modern city living, with utility bills included in the rental price. The property features a bright open-plan layout incorporating a comfortable double bed, dedicated study area, and a well-equipped kitchen complete with a 2-ring electric hob, extractor hood, microwave, and under-counter fridge. There is also a contemporary shower room/WC. Residents also benefit from a range of on-site amenities, including a communal lounge perfect for relaxing or socialising, a well-equipped gym, and a laundry room for added convenience. With lift access throughout the building and a prime central location close to shops, restaurants, and excellent transport links, this property offers everything needed for easy and comfortable city living.

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Furnished

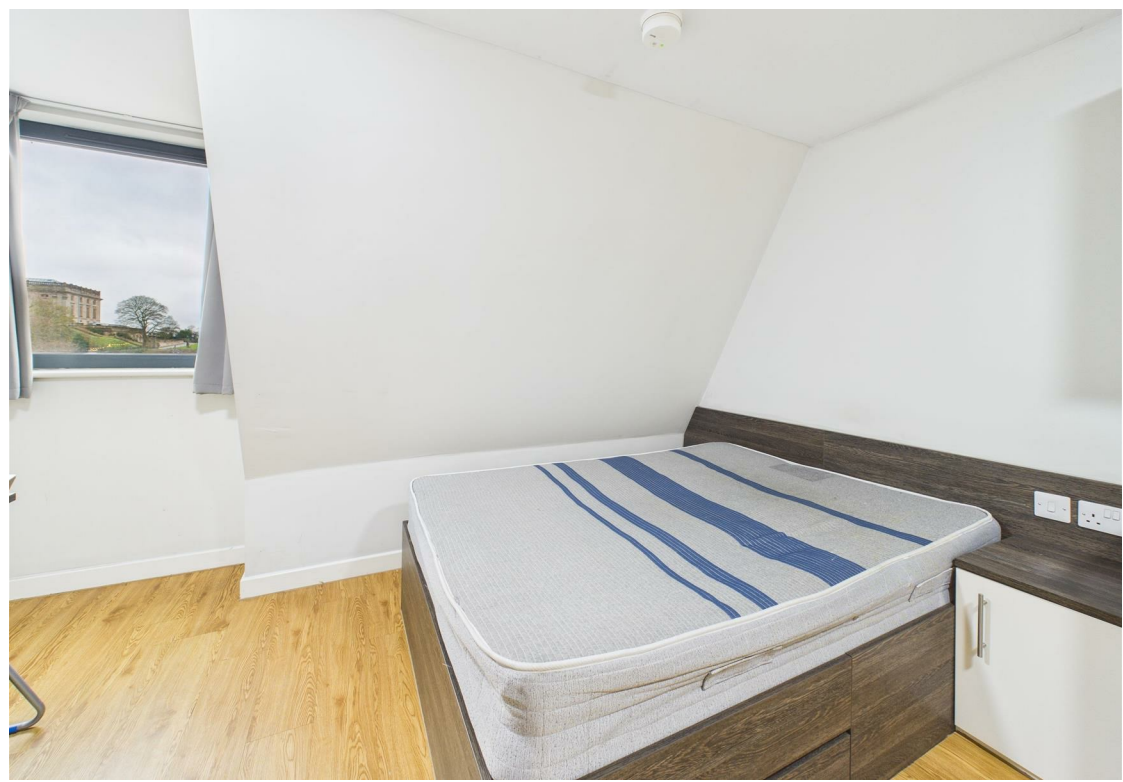
EPC Rating: C

Bills: Utility bills included!

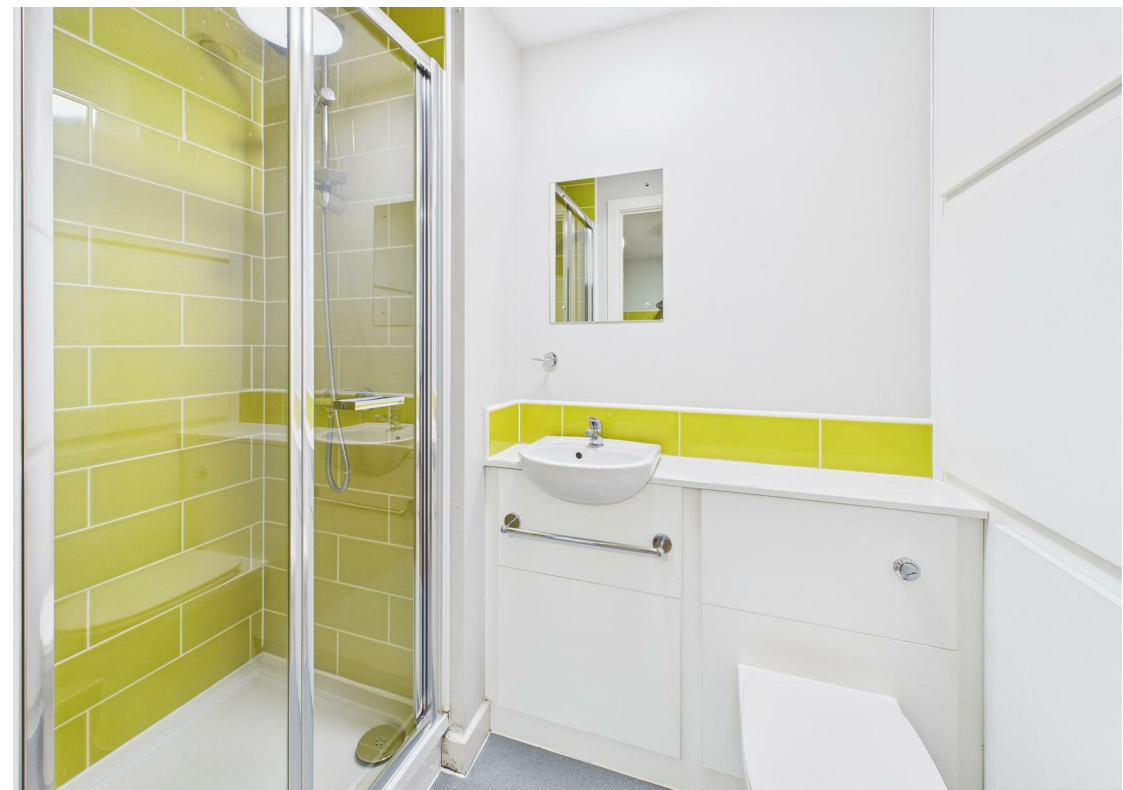
Council Band: B

Pets: Not permitted

- Furnished studio flat in a prime city centre location
- Top floor, overlooking Nottingham Castle
- Utility bills included
- Open-plan living with double bed and study area
- Kitchen with 2-ring electric hob, microwave, and fridge
- Access to communal lounge & on-site gym
- Laundry room facilities within the building
- Lift access to all floors
- Ideal for working professionals

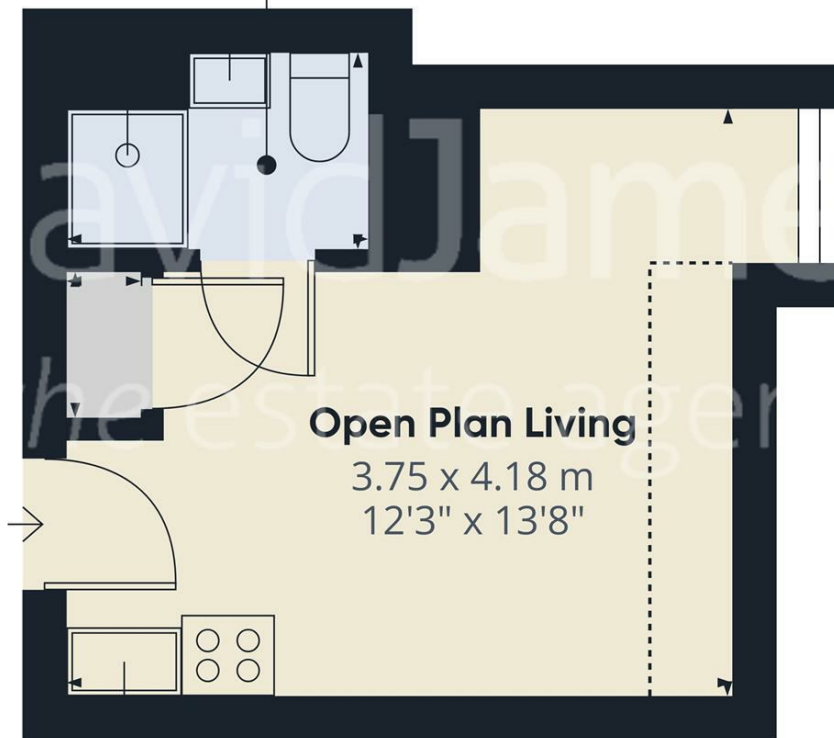






## Shower Room

1.26 x 2.02 m  
4'1" x 6'7"



## Open Plan Living

3.75 x 4.18 m  
12'3" x 13'8"

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### Approximate total area<sup>(1)</sup>

15.7 m<sup>2</sup>  
169 ft<sup>2</sup>

### Reduced headroom

1.3 m<sup>2</sup>  
14 ft<sup>2</sup>

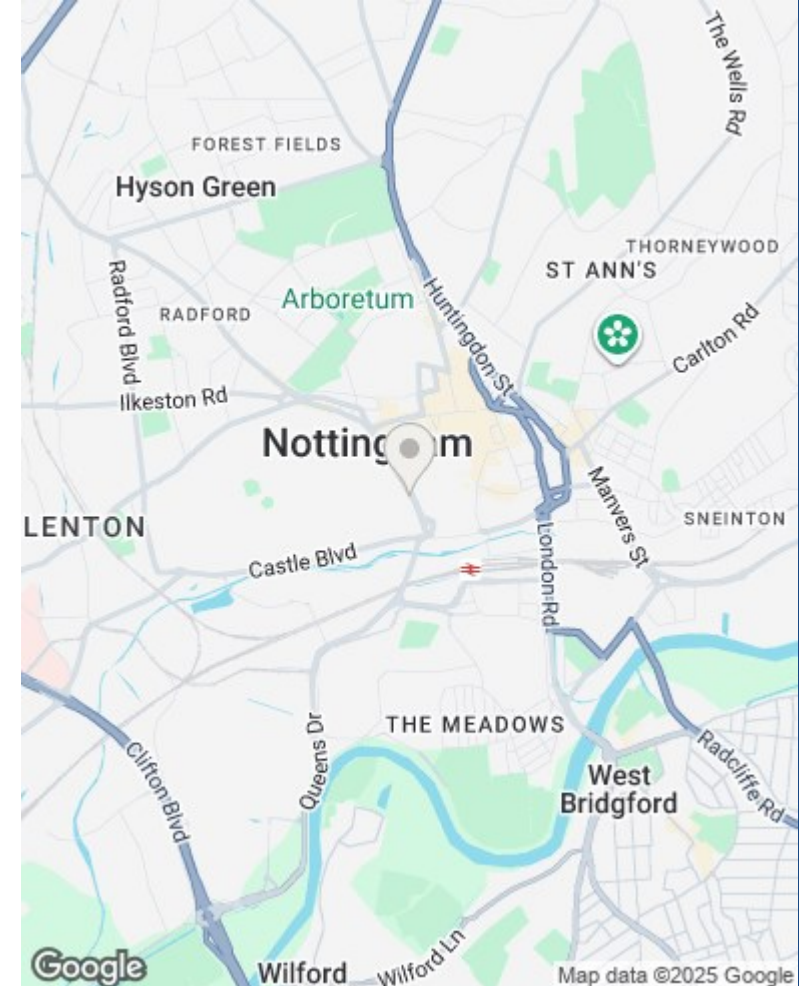
(1) Excluding balconies and terraces

### Reduced headroom:

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Council Tax Band: B**  
**Nottingham City Council**

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**PROTECTED**

**The Property  
Ombudsman**